Attachment C

(Fire Life Safety Report)

to

Lease No. GS-11B-02178

FIRE PROTECTION & LIFE SAFETY EVALUATION

The offeror represents and agrees, as part of its offer, that the proposed space/building is as described below and contains the identified features and devices. **THIS EVALUATION WILL BE MADE BY BOTH THE OFFEROR AND A REGISTERED FIRE PROTECTION ENGINEER. THE FIRE PROTECTION ENGINEER'S OFFICIAL STAMP (PROFESSIONAL LICENSE) MUST BE PLACED ON THE EVALUATION.** Should this form not provide sufficient space to respond adequately to any question, additional pages should be attached.

BUILDING ADDRESS	
BUILDING NAME:	425 Eye street
BUILDING ADDRESS:	425 Eye Street, NW
CITY:	Washington, D.C.
STATE:	N/A

BUILDING CODE AND FIRE CODE ADOPTED BY LOCAL JURISDICTION			
Building Code:	International Building Code	Year:	2000
Fire Code:	International Fire Code	Year:	2000

SIZE AND LAYOUT

The following information applies to (check one): ✓ an existing building
____ a building planned for lease construction
____ a building planned for lease construction with Government option to purchase

Space offered to Government (By Floor): 1st Floor - Partial / 2nd to 7th - Full

Approximate gross area of typical floor (identify atypical floors individually) (Refer to General Building Information)

Building Height in Feet Above the Lowest Level Of Fire Department Vehicle Access: 69'-9 5/8"

Number of Stories Above Grade 7

Number of. Stories Below Grade: 2

OTHER OCCUPANCIES IN BUILDING (Check All That Apply)

Restaurants: ✓
Laboratories: ____
Storage: ____
Retail: ✓
Other, list: ____

BUILDING CONSTRUCTION TYPE (Check One)

Fire resistive: ✓ Unprotective non-combustible: ____
Ordinary: ____ Wood Frame: ____ Heavy Timber: ____

PUBLIC ADDRESS SYSTEMS

Please Check "Yes," "No" or "NA" to the following question:	YES	NO	NA
A Public address system is provided throughout the building		✓	

PLEASE ANSWER "YES" OR "NO" TO THE FOLLOWING QUESTIONS:	YES	NO
The building electrical system appears to comply with the National Electrical Code in that there are no obvious deficiencies (e.g. temporary wiring, use of extension cords, deteriorated equipment, missing equipment, etc.). If potential problems are noted, describe on an attached sheet.	✓	
THE FOLLOWING ITEMS ARE LOCATED IN THE SUBJECT BUILDING:		
Laboratories		✓
Firing Ranges		✓
Parking Garages (unsprinklered)		✓
Print Shops (unsprinklered)		✓
BUILDING EXITS HAVE THE FOLLOWING FEATURES:		
There are at least two exits from each floor **(scissor stairs count as only one exit).**	✓	
Exits are remote in accordance with the requirements of NFPA 101.	✓	
Travel distances to exits are in accordance with the requirements of NFPA 101.	✓	
All exits discharge in accordance with the latest version of NFPA 101 or BOCA, National Building Code.	✓	
Exit access is at least 44 inches wide.	✓	
Dead ends and common paths of travel are in accordance with the latest version of NFPA 101.	✓	
A FIRE ALARM IS REQUIRED FOR THIS OCCUPANCY TYPE BY NFPA 101 OR IBC.	✓	
A fire alarm system is provided in accordance with NFPA 72.	✓	
Manual evacuation alarm sounds in building.	✓	
Alarm is transmitted to a listed central station or local fire department.	✓	
Battery back-up power is provided for the fire alarm system in accordance with NFPA 72.	✓	

PLEASE ANSWER "YES" OR "NO" TO THE FOLLOWING QUESTIONS:	YES	NO
THE BUILDING HAS THE FOLLOWING FIRE SUPPRESSION FEATURES:		
The building is fully sprinklered. **Note:** If the answer to this question is "no" please identify areas of partial sprinkler protection, if any, on an attached sheet. Note specifically if hazardous areas are sprinklered or not and whether below grade space that is occupied is sprinklered or not.	✓	
Automatic sprinkler protection is provided throughout the occupied levels for space offered below grade.	✓	
Central Sprinkler Company's Omega line of sprinklers are installed in the building (describe location(s), model(s), no. of sprinklers, date installed, etc. on additional sheet).		✓
A standpipe system is required for this occupancy type by the Model Building Code.	✓	
A standpipe system is provided in the building in accordance with the Model Building Code.	✓	
Portable fire extinguishers are present in adequate size, spacing and location; and have a current inspection certificate and maintenance contract in accordance with NFPA 10.	✓	
EXIT HARDWARE AND DOORS HAVE THE FOLLOWING FEATURES:		
Exit doors swing in the direction of exit travel; where required by code.	✓	
All fire doors are self-closing or automatic-closing; and self-latching.	✓	
All fire doors are in proper working order.	✓	
Exit doors require one action to open (e.g. no locks, locked during unoccupied periods only). Note: Special locking arrangements may be permitted if allowed under local jurisdiction.	✓	
EXIT AND EMERGENCY LIGHTING SYSTEMS HAVE THE FOLLOWING FEATURES:		
Illuminated exit signs are provided in accordance with NFPA 101.	✓	
Emergency lighting is provided along exit paths in accordance with NFPA 101.	✓	
Emergency power is provided for emergency lights and exit signs.	✓	
INTERIOR FINISHES HAVE THE FOLLOWING CHARACTERISTICS:		
Interior finish for ceilings, walls, and floors, are installed without obvious deficiencies (e.g. no cork board, no carpet on walls, no cellular plastic finishes, etc.). If potential problems are noted, describe on an attached sheet.	✓	
ELEVATORS HAVE THE FOLLOWING FEATURES:		
Elevators have a current certificate of elevator inspection from the local jurisdiction.	✓	
Elevators are equipped with telephones or other two-way emergency signaling systems connected to an emergency communication location manned during normal working hours when the elevators are in service.	✓	
Elevators are automatically recalled by smoke detectors located in elevator lobbies and machine rooms.	✓	
Elevator recalls to an alternate level when activated by primary level smoke detector.	✓	
Firemen's capture feature is provided.	✓	
FOR SPACE OFFERED ON OR ABOVE THE 6TH FLOOR (GREATER THAN 75' ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS):		
Automatic sprinkler protection is provided for all floors of the building where the government leases 35,000 square feet or more, in the building, in total. See the cover page.	✓	

BUILDING NAME: 425 Eye Street

BUILDING ADDRESS: 425 Eye Street, NW - Washington, DC

DATE OF SURVEY: NA

GENERAL BUILDING INFORMATION

***On an attached sheet*, please respond to each of the following building features; as they apply to the offered building. Identify each response by a number corresponding to the items below. Respond "N/A" for items which are not applicable. Respond "None" for items which do not exist in the building.** * SEE ATTACHED DOCUMENT *

1) # Stories above grade:	2) # Stories below grade:
3) Floors offered to government:	4) Height of highest offered floor above lowest level of fire department vehicle access (in feet):
5) Types of occupancies on each floor. Indicate all of other than business occupancy.	6) Approximate gross area of typical floor (identify atypical floors individually):
7) Describe construction type (fire resistive, unprotected non-combustible, ordinary, wood frame, heavy timber) & NFPA 220 classification for floors, walls, columns, and roof.	8) Describe fire-rated subdivision of building floors (including stairs, tenant separation, mechanical rooms, etc.).
9) Describe any smoke detectors with attention to the following: a) locations. b) appropriate type? c) control equipment location d) control equipment manufacturer. e) connection to building fire alarm system.	10) Describe any heat detectors with attention to the following: a) locations b) appropriate type? c) control equipment location d) control equipment manufacturer e) connection to building fire alarm
11) Describe any other fire detectors with attention to the following: a) locations. b) appropriate type? c) control equipment location. d) control equipment manufacturer. e) connection to building fire alarm system	12) Describe emergency lighting: a) type. b) location. c) secondary source(s) of power.
13) Describe exit signs: a) type. b) location. c) secondary source(s) of power.	14) Describe emergency generator: a) power source(s). b) capacity. c) location. d) connected building systems.
15) Describe the fire suppression system(s) with attention to the following: a) sprinkler-location(s). b) waterflow alarm(s)-type and location. c) control valves-type and typical location. d) valve tamper switches-type and adequacy. e) standpipe-riser size, location and number. f) location(s) and manufacturer/model of fixed CO_2, dry chemical, and/or clean-agent fire suppression systems. g) water supply-type, size, arrangement, etc. h) supply static pressure (psi). i) fire pump data: i. UL listed for fire pump service? ii. separate controller for jockey pump? iii. NFPA 20 compliant? iv. rated capacity (gpm). v. rated net pressure (psi). vi. primary power supply. vii. secondary power supply. viii. manufacturer j) compliance to testing & maintenance required by NFPA 25.	16) Describe the communications system with attention to the following: a) type of fire alarm system: i. hardwired, multiplex, analog, etc. ii. location. iii. manufacturer/model. iv. operating voltage. b) central station (company name). c) emergency telephone system. d) secondary power source. e) control panel information. f) manual station locations. g) type of alarm indicating appliances (visual and/or audible) and locations. h) notification system (entire building, floor above & below, etc.). i) type of devices that sound evacuation alarm (list all types). j) system interfaces with? (elevators, smoke control, electric door locks, HVAC, etc.). k) compliance to testing & maintenance required by NFPA 72.

17) Describe the building's means of egress (NFPA 101):

a) number of exits per floor.
b) points of discharge for each exit.
c) capacity of each exit .
d) occupant load per floor.
e) remoteness of exits:
   i. maximum diagonal dimension of typical floor (identify for others if different than that of typical floors).
   ii. exit door separation.
   iii. how is distance measured (straight line or along rated exit access corridor).
f) exit access-width, fire resistance rating, arrangement.
g) exit stair enclosure.
h) exit discharge protection.
i) exit dimensions - width, tread, riser.
j) handrails (presence, stability, height above tread, graspability, etc.).
k) dead ends.
l) common paths of travel.
m) vertical openings (open stairs, atriums, escalators, etc.).
n) penetrations of exit enclosures not related to the function of the exit.
o) exit stairway pressurization, if any.

FINDINGS AND RECOMMENDATIONS

Provide a list of all findings and recommendations for the building. Include a code reference for each finding. If there are no findings for the building indicate NONE on this sheet. Add additional sheets as necessary.

EXAMPLE **Finding:** The building has one exit stair.

Recommendation: Provide an additional exit stair remotely located from the existing stair.

Code Reference: NFPA 101, 7.4.1.1

1. **Finding:**

   Recommendation:

   Code Reference:

2. **Finding:**

   Recommendation:

   Code Reference:

STATEMENT OF FIRE PROTECTION ENGINEER (FPE)

I hereby attest that I have performed a full inspection of the subject premises; and that the above information is complete and accurate to the best of my knowledge. I have initialed at the bottom of each page in the space marked "FPE". My official stamp, professional license information, and signature are affixed below.

I HAVE INCLUDED FINDINGS, RECOMMENDED CORRECTIVE ACTION, AND MADE SPECIFIC REFERENCES TO THE APPLICABLE CODE SECTIONS AS AN ATTACHMENT TO THIS REPORT. SUCH FINDINGS SPECIFICALLY IDENTIFY INSTANCES WHERE THE BUILDING DOES NOT COMPLY WITH THE SPECIFIED CRITERIA, AND RECOMMENDATIONS HAVE BEEN MADE IN ORDER TO RECTIFY THE SITUATION AND ASSURE SUBSTANTIAL COMPLIANCE OF THE BUILDING TO ALL APPLICABLE CRITERIA.

(IF NO DEFICIENCIES WERE IDENTIFIED, DURING THE SURVEY, PLEASE EXPLICITLY STATE SO IN THE FINDINGS AND RECOMMENDATIONS PORTION OF THE REPORT)

Signature: (b) (6) Date: July 31st, 2009

Printed Name: Viral Amin

Name of Firm: SmithGroup Phone #: (202) 974-4580

License Number: DC-904846

Stamp Here:

DISTRICT OF COLUMBIA VIRAL N. AMIN NO. 904846 07/31/2009 LICENSED PROFESSIONAL ENGINEER

OFFEROR'S STATEMENT OF CORRECTION

In the event any of the offered space does not meet the above criteria, the offeror shall attach a sheet describing the exact nature of the deficiency, and the offeror shall attest below that all work required to bring the offered space into full compliance with all applicable criteria will be completed at the offeror's sole cost and expense prior to the Government's acceptance of the offered space under the terms of any prospective lease agreement.

NOTE: SURVEYS SUBMITTED WITHOUT THE FPE'S FINDINGS, RECOMMENDED CORRECTIVE ACTIONS AND CODE REFERENCES WILL BE RETURNED WITHOUT REVIEW BY THE GSA FIRE PROTECTION ENGINEERING OFFICE.

Signature: (b) (6) Date: 4/14/10

Printed Name: Jolanta K Bott

Title: Senior Vice President

Name of Firm: Paramount Group, Inc.

BUILDING NAME: 425 Eye Street

BUILDING ADDRESS: 425 Eye Street, NW - Washington, DC

DATE OF SURVEY: N/A

SOLICITATION FOR OFFERS ATTACHMENT #4 INITIAL OF: LESSOR _____ FPE VA GOVT _____ REV: 04/04

GENERAL BUILDING INFORMATION

1) # Stories above grade: 7

2) # Stories below grade: 2

3) Floors offered to government:

   a. 1st Floor – partial
   b. 2nd thru 4th Floor – full

4) Height of highest offered floor above lowest level of fire department vehicle access (in feet): 38 feet

5) Types of occupancies on each floor:

   a. 1st floor – Storage (S-1), Mercantile (M), and Auditorium (A-3)

6) Building Rentable Square Feet Per Floor:

   a. Ground Floor – 41,069 SF
   b. 2nd Floor – 53,277 SF
   c. 3rd thru 6th Floor – 54,959 SF
   d. 7th Floor – 53,116 SF
   e. Total – 367,299 RSF

7) Construction Type: IB – Fire Resistive

   a. Structural Frame – 2 hours
   b. Bearing Walls – 2 hours
   c. Floors including Beams – 2 hours
   d. Roof – 1 hour

8) Fire-rated subdivision of building floors:

   a. Stairs – 2 hours
   b. Elevator shafts – 2 hours
   c. Trash shaft – 1 hour
   d. Garage Intake shaft – 1 hour
   e. Tenant separations – 1 hour (Business separated from Mercantile on 1st Floor)
   f. Elevator Machine room – 2 hours
   g. Main Electrical room – 1 hour
   h. Party Wall – 3 hour

GENERAL BUILDING INFORMATION

9) Smoke Detection:

a. Locations – elevator lobbies, elevator shafts and pits, elevator control room, electrical closets
b. Type – ionization and/or photoelectric
c. Control Equipment Location – fire alarm control panel in main electrical room
d. Connection to Building Fire Alarm System – addressable Class B signaling line circuits

10) Heat Detection:

a. Locations – elevator shafts and pits, elevator control room
b. Type – Combination rate-of-rise and/or fixed temperature spot type
c. Control Equipment Location – fire alarm control panel in main electrical room
d. Control Equipment Manufacturer – not currently selected
e. Connection to Building Fire Alarm System – addressable Class B signaling line circuits

11) Duct Detectors:

a. Locations – defined by mechanical requirements
b. Type – ionization with auxiliary relay duct-mounted housing and air sampling tubes.
c. Control Equipment Location – fire alarm control panel in main electrical room
d. Control Equipment Manufacturer – not currently selected
e. Connection to Building Fire Alarm System – addressable Class B signaling line circuits

12) Emergency Lighting:

a. Type – building standard lights on emergency circuit
b. Location – all public spaces and egress pathways
c. Secondary Sources of Power – generator (generator and battery for emergency stairwell lighting)

GENERAL BUILDING INFORMATION

13) Exit Signs:

a. Type – red LED
b. Location – throughout building
c. Secondary Sources of Power –generator, battery

14) Emergency Generator:

a. Power Source(s) – 60 gallon diesel fuel day tank and 800 gallon fuel tank
b. Capacity – 300KW
c. Locations – basement
d. Connected Building Systems – fire pump, fire alarm system, elevator, emergency lights, security systems, critical HVAC units

15) Fire Suppression System:

a. Sprinkler Locations – Building is fully sprinklered
b. Waterflow Alarm Type and Location – Vane type located at each floor zone control assembly and at main incoming fire service
c. Control Valves Type and Location – OS&Y type at incoming service and butterfly valves at floor zone control assemblies
d. Valve Tamper Switches Type and Location – Single-pole, double-throw type located at each floor zone control assembly
e. Standpipe Riser Size, Location and Number – 4-inch combination sprinkler/standpipe risers in Stair 1, Stair 2, and Stair 3.
f. Fixed CO2, dry chemical, and/or Clean Agent fire suppression systems - None
g. Water Supply Type, Size and Arrangement – 8-inch service from city connection into building reducing down to a 6-inch backflow preventer assembly
h. Supply Static Pressure – 53 psi
i. Fire Pump Data:
    i. Separate Controller for Jockey Pump – yes
    ii. NFPA 20 Compliant – yes
    iii. Rated Capacity – 500 gpm
    iv. Rated Net Pressure – 70 psi

GENERAL BUILDING INFORMATION

v. Primary Power Supply – building electrical service
vi. Secondary Power Supply – building emergency generator
vii. Manufacturer – unknown

j. Compliant to Testing and Maintenance Required by NFPA 25 – yes

16) Communication System:

a. Fire Alarm System:
   i. Type (hardwired, multiplex, analog, etc.) – addressable multiplexed, electrically supervised signaling line circuits (with style 7 performance)
   ii. Location – control panel in main electrical room, annunciator panel in lobby, terminal cabinets in all electrical closets (2 per floor) and initiating, supervisory and notification devices throughout building
   iii. Manufacturer/Model – not currently selected
   iv. Operating Voltage – 12 or 24V
b. Central Station (Company Name) – Kastle
c. Emergency Telephone System – unknown
d. Secondary Power Source – batteries in main control panel, generator
e. Control Panel Information – control panel with integral printer in main electrical room on B2 level
f. Manual Station Locations – all exit doors and stairwell entrances
g. Type of Alarm Indicating Appliances (visual and/or audible) and Locations – horns, strobes, combo horns/strobes
h. Notification System (entire building, floor above & below, etc.) – entire building
i. Type of Devices that Sound Evacuation Alarm (all types) – horns
j. System Interfaces With – elevators, smoke control, electric door locks, HVAC
k. Compliance to Testing & Maintenance Required by NFPA 72 – yes

17) Building Means of Egress (NFPA 101):

a. Number of Exits Per Floor – 3 exit stairs
b. Points of Discharge For Each Exit – Stairs 1 and 3 discharges into a fire rated exit passageways on the First Floor and Stair 2 discharges onto elevator lobby on First Floor
c. Capacity of Each Exit – minimum 220 people for each of the

GENERAL BUILDING INFORMATION

three exit stairs and minimum of 320 people for each of the three (3) double door exterior exits on the First Floor plus 160 for the single door exterior exit.

d. Occupant Load per Floor – First Floor = 1187 people; Second Floor = 508 people; Third through Sixth Floor (typical) = 525 people; and Seventh Floor = 549 people
e. Remoteness of Exits:
    i. Maximum diagonal dimension of typical floor – 402 feet 5 inches
    ii. Exit door separation – 283 feet 5 inches
    iii. Distance measured by – Straight line
f. Exit Access Width, Fire Resistance Rating, and Arrangement – unknown until final layout of tenant space is determined. Building will be core and shell only. Fire resistance rating of corridors will be 0 since building will be fully sprinklered
g. Exit Stair Enclosure – 2 hour rated
h. Exit Discharge Protection – 2 hour rated exit passageways for Stairs 1 and 3
i. Exit Dimensions – minimum 44 inch clear with for exit stairs, minimum 32 inch clear width for stair enclosure doors and exterior discharge doors
j. Handrails – existing code compliant handrails will remain
k. Dead Ends – unknown until final layout of tenant space is determined. Building will be core and shell only Common Path of Travel – unknown until final layout of tenant space is determined. Building will be core and shell only
l. Vertical Openings – fire rated stair and elevator shafts
m. Penetrations of Exit Enclosures Not Related to the Function of the Exit – none
n. Exit Stairway Pressurization – yes